

051.0

0002

0009.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

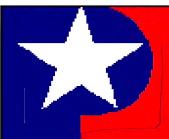
527,600 / 527,600

USE VALUE:

527,600 / 527,600

ASSESSED:

527,600 / 527,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:	A
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Owner 1: BERLINSKY MARCIA GAIL

Owner 2:

Owner 3:

Street 1: 18 CENTRAL ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BERLINSKY MARCIA G & -

Owner 2: ROSMAN MICHAEL DAVID -

Street 1: 18 CENTRAL STREET #A

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1769 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7088																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	527,600			527,600		195099
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	051.0-0002-0009.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	527,600	0	.	.	527,600		Year end	12/23/2021
2021	102	FV	511,900	0	.	.	511,900		Year End Roll	12/10/2020
2020	102	FV	504,000	0	.	.	504,000	504,000	Year End Roll	12/18/2019
2019	102	FV	468,300	0	.	.	468,300	468,300	Year End Roll	1/3/2019
2018	102	FV	413,400	0	.	.	413,400	413,400	Year End Roll	12/20/2017
2017	102	FV	376,300	0	.	.	376,300	376,300	Year End Roll	1/3/2017
2016	102	FV	376,300	0	.	.	376,300	376,300	Year End	1/4/2016
2015	102	FV	347,200	0	.	.	347,200	347,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLINSKY MARCI	70192-34		11/6/2017	Estate/Div		1	No	No	MIDDLESEX COUNTY PROBATE DOCKET MI16D2321DR
BERLINSKY MARCI	33764-414		10/1/2001	Family			No	No	
JICK HERSHEL	23016-287		3/26/1993		150,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/19/2018										Measured	DGM	D Mann
8/31/2004										OWNR INFO	BR	B Rossignol
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	CONDO CONVERSION 3/93 ,Building Number 18A W/PILLARS.								Undisplayed Areas: GLA: 1769													
Sty Ht: 2A - 2 Sty +Attic		A Bath: 1	Rating:																						
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:																						
Foundation: 3 - BrickorStone		A 3QBth: 1	Rating:																						
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																						
Prime Wall: 2 - Clapboard		A HBth: 1	Rating:																						
Sec Wall: 1	%	OthrFix: 1	Rating:																						
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																					
Color: GREY		A Kits: 1	Rating:																						
View / Desir:		Frl: 1	Rating:																						
GENERAL INFORMATION				WSFlue: 1	Rating:																				
Grade: C+ - Average (+)		CONDO INFORMATION																							
Year Blt: 1900	Eff Yr Blt:	Location:																							
Alt LUC:	Alt %:	Total Units:																							
Jurisdict:	Fact: .	Floor: 1 - 1st Floor		REMODELING				RES BREAKDOWN																	
Const Mod:		% Own: 64.000000000		Exterior:	No Unit	RMS	BRS	FL																	
Lump Sum Adj:		Name: 130 - 7088		Interior:	1	6	4	3																	
INTERIOR INFORMATION				Additions:																					
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Kitchen:																					
Prim Int Wal 2 - Plaster		Functional:	%	Baths:																					
Sec Int Wall: 1	%	Economic:	%	Plumbing:																					
Partition: T - Typical		Special:	%	Electric:																					
Prim Floors: 3 - Hardwood		Override:	%	Heating:																					
Sec Floors: 1	%	Total: 31 %		General:																					
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type								
Bsmnt Gar:		Size Adj.: 1.24355567							GLA	Gross Liv Ar	1,769	375.450	664,178												
Electric: 3 - Typical		Const Adj.: 0.98990101																							
Insulation: 2 - Typical		Adj \$ / SQ: 375.454																							
Int vs Ext: S		Other Features: 67500																							
Heat Fuel: 1 - Oil		Grade Factor: 1.10																							
Heat Type: 5 - Steam		NBHD Inf: 0.94999999																							
# Heat Sys: 1		NBHD Mod:																							
% Heated: 100	% AC:	LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO	Adj Total: 764604			Juris. Factor:			Before Depr: 392.35																	
% Com Wal	% Sprinkled	Depreciation: 237027			Special Features: 0			Val/Su Net: 298.25																	
		Depreciated Total: 527577			Final Total: 527600			Val/Su SzAd 298.25																	
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 051.0-0002-0009.A								IMAGE				AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:									Total Special Features:								Total:							